

PRICE REDUCED | PRIME MONTROSE PORTFOLIO

Creative Mid-Century Office & Multifamily Portfolio —
Prime Montrose Owner-user, Investment or Redevelopment Opportunity

500, 426 & 422 Lovett Blvd, Houston, Texas 77006



LISTING PRICE

Contact Brokers
for Pricing



RENTABLE SQUARE FEET

500 Lovett: ±15,338 SF
426 & 422 Lovett: ±7,950 SF



LOT SIZE

500 Lovett: ±0.41 Acres
426 & 422 Lovett: ±0.40 Acres

INVESTMENT HIGHLIGHTS

500 Lovett Boulevard Office

- **Multi-Tenant Layout:** Flexible suite configurations and restrooms on each floor support a wide range of office users
- **Modern, Light-Filled Design:** Mid-century modern architecture with expansive windows and skylit common areas
- **Strong Tenant Base with Upside:** 68% leased providing immediate income and lease-up potential

426 & 422 Lovett Boulevard Multifamily

- **Fully Leased & Income-Producing:** Six total units (4×3BR/2BA, 2×1BR/1BA), 100% occupied, generating immediate and stable cash flow

General

- **Prime Montrose Location:** In the heart of Montrose, the sites are walkable to top amenities with excellent access to Downtown, the Ion District, Midtown and the Texas Medical Center
- **Covered Land Play Redevelopment Potential:** Positioned on two 0.41 AC + 0.4 AC hard corner lots, ideal for future high-density residential, mixed-use, or boutique commercial projects
- **Sites can be purchased together or separately**

Exclusively Listed By:

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